058.0	0008	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	752,800 / 752,800
					USE VALUE:	752,800 / 752,800
					ASSESSED:	752,800 / 752,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECLA PIOTR
Owner 2:	
Owner 3:	
Street 1:	30 FRAZER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1942, having primarily Vinyl Exterior and 1668 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9900.000	250,900		501,900	752,800
Total Card	0.227	250,900		501,900	752,800
Total Parcel	0.227	250,900		501,900	752,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.32 | /Parcel: 451.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38854

GIS Ref

GIS Ref

Insp Date 11/09/18

!5003!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0008-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,900	0	9,900.	501,900	752,800		Year end	12/23/2021
2021	101	FV	242,100	0	9,900.	501,900	744,000		Year End Roll	12/10/2020
2020	101	FV	242,100	0	9,900.	501,900	744,000	744,000	Year End Roll	12/18/2019
2019	101	FV	199,000	0	9,900.	501,900	700,900	700,900	Year End Roll	1/3/2019
2018	101	FV	199,000	0	9,900.	337,000	536,000	536,000	Year End Roll	12/20/2017
2017	101	FV	199,000	0	9,900.	322,700	521,700	521,700	Year End Roll	1/3/2017
2016	101	FV	199,000	0	9,900.	294,000	493,000	493,000	Year End	1/4/2016
2015	101	FV	186,300	0	9,900.	236,600	422,900	422,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:30:15

LAST REV

Date	Time
04/16/19	14:23:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17978-464		3/1/1987		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	38854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2003	652	Manual	11,000			G6	GR FY06	solar panels

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
5/18/2009	Meas. Denied	372	PATRIOT
6/30/2005	Permit Visit	BR	B Rossignol
11/1/2000	Hearing N/C	201	PATRIOT
3/18/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9900		Sq. Ft.	Site		0	70.	0.72	11									501,898						501,900	

Total AC/HA:	0.22727	Total SF/SM:	9900	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	501,898	Spl Credit		Total:	501,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.27949643
Const Adj.:	0.99495000
Adj $ / SQ:	140.034
Other Features:	79086
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363638
Depreciation:	112728
Depreciated Total:	250910

COMMENTS

NEXT TO MILL CONDOS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

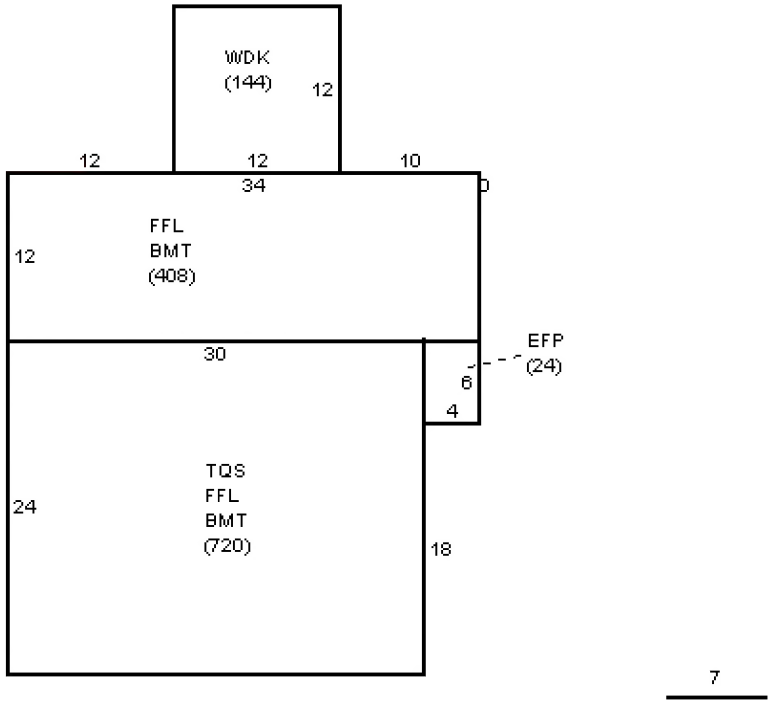
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.03
Special Features:	0	Val/Su Net:	84.65
Final Total:	250900	Val/Su SzAd	150.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	42.010	47,387
FFL	First Floor	1,128	140.030	157,958
TQS	3/4 Story	540	140.030	75,618
WDK	Deck	144	12.880	1,855
EFP	Enclos Porch	24	72.230	1,734
	Net Sketched Area:	2,964	Total:	284,552
Size Ad	1668	Gross Area	3144	FinArea 1668

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0008-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc